



ESTABLISHED 1880

BROOKES BAKER SURVEYORS

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TITLE AND TOPOGRAPHIC SURVEYING

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Field notes for: (**EXHIBIT A**)

A portion of Lots 13 and 14 in Block 124 of THE ORIGINAL TOWN OF FORT WORTH, an unrecorded Addition to the City of Fort Worth, Tarrant County, Texas; embracing all of the tract described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D208031719 of the Real Records of Tarrant County, Texas and a portion of Lot 18 of said Block 124 described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D206266580 of the said Real Records and all of the 6140 square feet and all of the 8689 square feet tract described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D205272163 of the said Real Records and all of Lot 1 in Block 3 of TRINITY BLUFF ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 10218 of the Plat Records of Tarrant County, Texas and all of Lot 1 and a portion of Lot 2 in Block 4 and all of Lot 1 in Block 5 of TRINITY BLUFF ADDITION, according to the plat thereof recorded in Cabinet A, Slide 10551 of the said Plat Records and all of Lots 1 through 3 and a portion of Lot 4 in Block B of EVANS AND HUFFMAN ADDITION, according to the plat thereof recorded in volume 94, page 368 of the said Plat Records described as Tracts 1, 2 and 3 in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D208057854 of the said Real Records and a portion of Lot 5 in Block A of said EVANS AND HUFFMAN ADDITION, described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D208036795 of the said Real Records and all of Lots 15 and 16 of BOAZ ADDITION, an unrecorded Addition to the City of Fort Worth, as said Lots 15 and 16 are described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D208036794 of the said Real Records and all of Lots 1R, 4R, 5R, 6R, 7R, 8R and 9 in Block 6 of TRINITY BLUFF ADDITION, an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 3351 of the said Plat Records and Lot 13 in Block 2 of ELIZABETH GOUNAH'S ADDITION, an Addition to the City of Fort Worth, according to the plat thereof recorded in volume G, page 296 of the said Plat Records and all of Lot 21R in Block 2 of ELIZABETH GOUHENANT ADDITION, an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 1355 of the said Plat Records and all of Block 1 MULLIGAN ADDITION, an unrecorded Addition to the City of Fort Worth, as described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D208036794 of the said Real Records and all of Lot 5R1 in Block 1 of CUMMINGS-BOAZ ADDITION, an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 3065 of the said Plat Records and all of PIONEERS REST CEMETERY, and portions of Samuels Avenue, Gounah Street and East Peach Street and a portion of Harding Street and Grant Street vacated and abandoned by City of Fort Worth Ordinance No. 16199 and described by metes and bounds as follows:

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Field notes for: (**EXHIBIT A**) (continued)

Beginning at the southwest corner of said Lots 13 in said Block 124 at the intersection of the east line of Elm Street and the north line of Belknap Street.

Thence north 30 degrees-28 minutes-01 seconds west, along the west line of said Lot 13 and the east line of said Elm Street, 99-98 /100 feet to the most westerly southwest corner of said Lot 1 Block 3 TRINITY BLUFF ADDITION, at the beginning of a curve to the right having a radius of 220 feet.

Thence northwesterly and northeasterly, along the west line of said Lot 1 Block 3 and the east line of said Elm Street, the following:

along said curve to the right an arc length of 110-94 /100 feet to its end, the long chord of said 110-94/100 feet arc is north 06 degrees-20 minutes-32 seconds west 109-77 /100 feet;

north 06 degrees-46 minutes-38 seconds east 120-39 /100 feet to the beginning of a curve to the left having a radius of 280 feet;

along said curve to the left an arc length of 166-85 /100 feet to the most westerly northwest corner of said Lot 1 Block 3 at the intersection of the southerly line of said East Peach Street and the east line of said Elm Street, the long chord of said 166-85/100 feet arc is north 10 degrees-17 minutes-37 seconds west 164-39 /100 feet.

Thence north 86 degrees-39 minutes-05 seconds west crossing said Elm Street, 71-86/100 feet to the southeast corner of said Lot 5R1.

Thence southwesterly and northwesterly, along the southerly line of said Lot 5R1, the following:

south 59 degrees-31 minutes-59 seconds west 134-96/100 feet;

north 30 degrees-21 minutes-24 seconds west 65-06/100 feet;

south 59 degrees-31 minutes-41 seconds west 100-00/100 feet;

north 30 degrees-27 minutes-59 seconds west 5-01/100 feet;

south 59 degrees-31 minutes-59 seconds west 100-00/100 feet;

north 30 degrees-28 minutes-01 second west 81-67/100 feet;

south 59 degrees-33 minutes-01 second west 40-77/100 feet;

north 30 degrees-26 minutes-59 seconds west 81-80/100 feet;

south 59 degrees-31 minutes-59 seconds west 10-00/100 feet;

south 39 degrees-43 minutes-59 seconds west 53-10/100 feet;

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Field notes for: (**EXHIBIT A**)(continued)

north 30 degrees-28 minutes-01 second west 149-50/100 feet;
south 74 degrees-59 minutes-20 seconds west 159-88/100 feet to the southwest corner of
said Lot 5R1 at the low bank of the Trinity River at the beginning of a curve to the left
having a radius of 430-61/100 feet.

Thence northeasterly and northwesterly, along the low bank of said Trinity River for the west line
of said Lot 5R1, the following:

along said curve to the left an arc length of 18-48/100 feet to its end, the long chord of
said 18-48/100 feet arc is north 09 degrees-13 minutes-26 seconds east 18-47/100 feet;
north 02 degrees-09 minutes-46 seconds west 101-77/100 feet;
north 03 degrees-56 minutes-44 seconds east 83-66/100 feet;
north 05 degrees-44 minutes-06 seconds east 78-34/100 feet to the northwest corner of
said Lot 5R1 in the south line of said Lot 4R in said Block 6.

Thence south 72 degrees-21 minutes-31 seconds west, along the south line of said Lot 4R,
105-05 /100 feet to the southwest corner of said Lot 4R in the approximate centerline of the
Trinity River.

Thence northeasterly and northwesterly, along the west line of said Lot 4R to and along the west
line of said Lot 5R and 6R, the following:

north 00 degrees-01 minutes-16 seconds east 74-40 /100 feet;
north 02 degrees-00 minutes-09 seconds west 93-83 /100 feet;
north 05 degrees-00 minutes-38 seconds west 88-63 /100 feet;
north 12 degrees-06 minutes-33 seconds west 52-88 /100 feet;
north 06 degrees-32 minutes-06 seconds west 85-01 /100 feet;
north 08 degrees-51 minutes-52 seconds west 56-70 /100 feet;
north 08 degrees-33 minutes-17 seconds west 25-24 /100 feet;
north 08 degrees-03 minutes-11 seconds west 49-67 /100 feet;
north 08 degrees-02 minutes-12 seconds west 124-07 /100 feet;
north 02 degrees-08 minutes-45 seconds west 40-52 /100 feet;
north 04 degrees-33 minutes-05 seconds west 119-60 /100 feet;
north 19 degrees-16 minutes-01 seconds west 254-11 /100 feet to the northwest corner of
said Lot 6R.

Thence north 89 degrees-26 minutes-21 seconds east, along the north line of said Lot 6R,
57-91 /100 feet to the southwest corner of said Lot 21R in Block 2 of ELIZABETH
GOUHENANT ADDITION.

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Field notes for: (**EXHIBIT A**)(continued)

Thence north 11 degrees-52 minutes-44 seconds west, along the west line of said Lot 21R, 156-97 /100 feet to the northwest corner of said Lot 21R.

Thence north 89 degrees-25 minutes-55 seconds east, along the north line of said Lot 21R, 81-02 /100 feet to the west corner of said Lot 1 MULLIGAN ADDITION.

Thence north 73 degrees-28 minutes-17 seconds east, along the northerly line of said Block 1 MULLIGAN ADDITION, 533-81 /100 feet to the northeast corner of said Block 1 in the west line of said Samuels Avenue.

Thence north 73 degrees-48 minutes-27 seconds east, crossing said Samuels Avenue, 78-78 /100 feet to the northwest corner of said Pioneers Rest Cemetery in the east line of said Samuels Avenue.

Thence north 89 degrees-24 minutes-42 seconds east, along the north line of said Pioneers Rest Cemetery, 550-00 /100 feet to the northeast corner of said Pioneers Rest Cemetery.

Thence south 00 degrees-35 minutes-18 seconds east, along the east line of said Pioneers Rest Cemetery, 550-00 /100 feet to its southeast corner in the north line of said Lot 1 in said Block 5.

Thence north 89 degrees-24 minutes-42 seconds east, along the north line of said Lot 1 in said Block 5, 16-33 /100 feet to the northeast corner of said Lot 1R.

Thence south 02 degrees-31 minutes-36 seconds east, along the east line of said Lot 1 in said Block 5, crossing said Gounah Street in all, 214-39 /100 feet to the northeast corner of the 4-909/1000 acres tract described in the deed to LPC Trinity Parks, L.P. recorded in Clerks Document No. D207187635 of the said Real Records of the Proposed south line of Gounah Street.

Thence southwesterly and northwesterly, along the said proposed south line of Gounah Street, the following:

south 89 degrees-19 minutes-00 seconds west 213-01 /100 feet to the beginning of a curve to the right having a radius of 325-01/100 feet;
along said curve to the right an arc length of 35-74 /100 feet to its end, the long chord of said 35-74/100 feet arc is north 87 degrees-32 minutes-00 seconds west 35-72 /100 feet;
north 84 degrees-23 minutes-00 seconds west 92-73 /100 feet to the beginning of a curve to the left having a radius of 275-01/100 feet;
along said curve to the left an arc length of 30-24 /100 feet to its end, the long chord of said 30-24/100 feet arc is north 87 degrees-32 minutes-00 seconds west 30-22 /100 feet.

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Field notes for: (**EXHIBIT A**)(continued)

south 89 degrees-19 minutes-00 seconds west 182-43 /100 feet;
south 44 degrees-22 minutes-32 seconds west 14-16 /100 feet to the intersection of the
proposed south line of said Gounah Street and the proposed east line of Samuels Avenue.

Thence southeasterly, along the proposed east line of said Samuels Avenue, the following:

south 00 degrees-33 minutes-56 seconds east 20-42 /100 feet;
south 09 degrees-26 minutes-30 seconds east 306-89 /100 feet.

Thence south 09 degrees-26 minutes-30 seconds east, along the proposed east line of said
Samuels Avenue, 131-45 /100 feet to the south line of said 4-909/1000 acres tract.

Thence northeasterly and southeasterly, along the south line of said 4-909/1000 acres tract, the
following:

north 87 degrees-28 minutes-24 seconds east 161-29 /100 feet to the beginning of a curve
to the right having a radius of 120 feet;
along said curve to the right an arc length of 129-98 /100 feet to its end, the long chord of
said 129-98/100 feet arc is south 61 degrees-29 minutes-48 seconds east 123-72 /100 feet;
south 30 degrees-28 minutes-00 seconds east 134-00 /100 feet;
north 59 degrees-32 minutes-00 seconds east 134-48 /100 feet;
north 87 degrees-28 minutes-24 seconds east 51-55 /100 feet;
north 59 degrees-31 minutes-59 seconds east 20-98 /100 feet;
north 87 degrees-28 minutes-24 seconds east 7-83 /100 feet to the east line of said Lot 2
in said Block 4.

Thence south 02 degrees-31 minutes-36 seconds east, along the east line of said Lot 2 in said
Block 4, 270-91 /100 feet to the southeast corner of said Lot 2 in said Block 4 in the north line of
said East Peach Street.

Thence south 02 degrees-26 minutes-27 seconds east, crossing said East Peach Street, 68-19 /100
feet to the northeast corner of said 8689 square feet tract at the beginning of a curve to the left
having a radius of 3335-71/100 feet.

Thence southeasterly, along the east line of said 8689 square feet tract and along said curve to the
left to and along the east line of said Lot 1 in said Block 3 an arc length of, 224-41 /100 feet to its
end and a easterly corner of said Lot 1 in said Block 3, the long chord of said 224-41/100 feet arc
is south 03 degrees-39 minutes-16 seconds east 224-36 /100 feet.

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Field notes for: (**EXHIBIT A**)(continued)

Thence south 59 degrees-31 minutes-59 seconds west, along a line of said Lot 1 in said Block 3, 8-32 /100 feet.

Thence south 00 degrees-30 minutes-17 seconds west, along a east line of said Lot 1 in said Block 3, 58-38 /100 feet to the north line of said 6140 square feet tract.

Thence north 59 degrees-31 minutes-59 seconds east, along the north line of said 6140 square feet tract, 15-64 /100 feet to the northeast corner of said 6140 square feet tract at the beginning of a curve to the left having a radius of 3335-71/100 feet.

Thence southeasterly, along the east line of said 6140 square feet tract and along said curve to the left to and along the east line of said Lot 1 in said Block 3 an arc length of 212-78 /100 feet to its end, the long chord of said 212-78/100 feet arc is south 08 degrees-21 minutes-12 seconds east 212-74 /100 feet.

Thence south 09 degrees-59 minutes-58 seconds east, along the east line of said Lot 1 in said Block 3, 13-78 /100 feet to the southeast corner of said Lot 1 in said Block 3 and in the north line of said East Belknap Street.

Thence south 59 degrees-31 minutes-59 seconds west, along the south line of said Lot 1 in said Block 3 to and along the south line of said Lots 14 and 13 in said Block 124, 285-82 /100 feet to the place of beginning and containing 41-058/1000 acres. Save and Except all of Lot 2R in Block 6 of TRINITY BLUFF ADDITION, being 0-783/1000 of an acre and all of Lot 3R in said Block 6, being 1-713/1000 acres and all of the tracts described in the deed to Marion Burda recorded in volume 10501, page 140 and volume 8439, page 185 of the said Real Records, being 0-278/1000 of an acre leaving 38-283/1000 acres exclusive of said save and except tracts.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993).

Prepared April, 2008 from plat and deed records.

BROOKES BAKER SURVEYORS